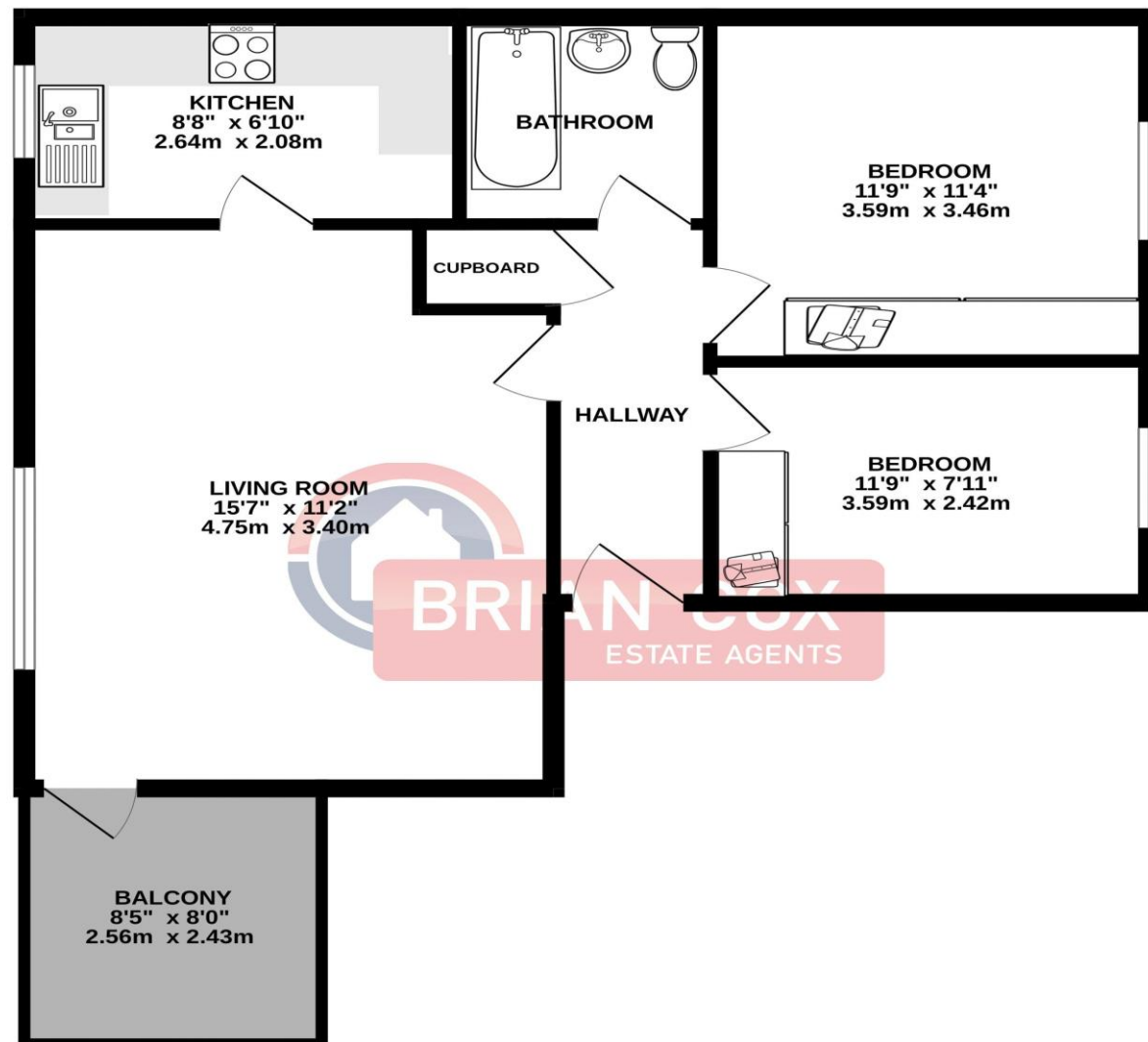


the floorplan...

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549sq.ft. (51.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: **Brian Cox Greenford: 0208 578 1004**
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web: www.brian-cox.co.uk



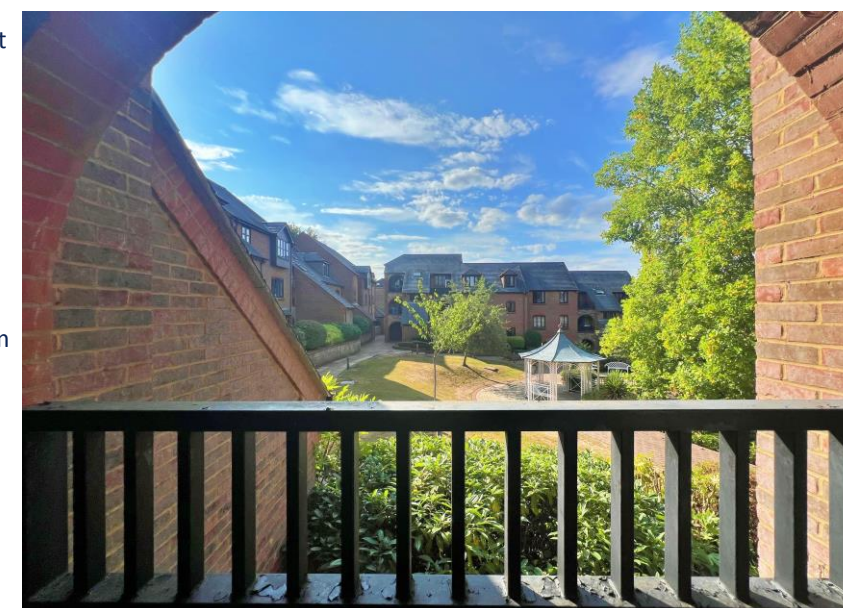
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0208 578 1004
brian-cox.co.uk



Brian Cox & Company are delighted to bring to the market this stunning two bedroom flat set within the popular Dolphin Court development on Kingsmead Road, High Wycombe. This beautifully presented two bedroom flat features two generous bedrooms complete with stylish fitted wardrobes and dimmable LED lights. The bright living area opens onto a large private balcony offering stunning views of the central water fountain, while residents can also enjoy exclusive access to an on-site gym and swimming pool, along with an allocated car port and ample visitor parking. Ideally located just moments from the scenic green spaces of The Rye, local shops, and High Wycombe's vibrant Eden Shopping Centre, the property also benefits from excellent transport links, making it perfect for convenient modern living. Call now to arrange your viewing and avoid disappointment!



Offers in Excess of
£269,000

Kingsmead Road, High Wycombe HP11
1XE



in brief...

- Two Bedrooms
- First Floor
- Balcony
- Gym & Swimming Pool
- Allocated Parking Space & Visitors Parking
- Excellent Condition



the location...

nearest stations ...

High Wycombe Station (2.2 Miles)
Bourne End (3.0 Miles)
Beaconsfield (3.6 Miles)

Location & Transport: Situated on High Wycombe's eastern side with easy access to Junction 3 of the M40. High Wycombe Station (2.2 miles) offers direct Chiltern Railways trains to London Marylebone.

Schools: Excellent local choices including Loudwater Combined School (under 0.5 miles) nearby, alongside access to High Wycombe's renowned grammar schools (Royal Grammar School, Wycombe High, and John Hampden).

Hotspots & Amenities: Steps from Kingsmead Recreation Ground and Wycombe Rugby Club. Short distance to The Rye (53-acre park with outdoor lido) and the shops/eateries at Eden Shopping Centre.